

Easement

B- 3281

B-3280 - B-3283

1871-1885

1007-1045 S. Hanover St. (East side)

Baltimore, Md.

Private access

The long row of two story, three bay wide brick houses with shed roofs and bracketed cornices extending from 1007 to 1041 S. Hanover St. was built in 1885 by two different local carpenters, Conrad Woelk and Henry Pierson (1007-1017) and James F. Morgan (1019-1041). The houses are typical of the late Victorian, Italianate-influenced house type built in large numbers in the Federal Hill area for a working class market in the 1880's and 1890's. 1043-1045 S. Hanover St. is a three story, six bay wide brick commercial/residential building with shed roof and bracketed cornice, which as always served a mixed function. The building was constructed in 1871.

(Easement on 1029 S. Hanover St.)
(Easement on 1031 S. Hanover St.)
MARYLAND HISTORICAL TRUST

B-3281
MAGI 0432812604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

1019-1031 S. Hanover St.

CITY, TOWN

Baltimore

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY

—DISTRICT

☒ BUILDING(S)

—STRUCTURE

—SITE

—OBJECT

OWNERSHIP

—PUBLIC

☒ PRIVATE

—BOTH

PUBLIC ACQUISITION

—IN PROCESS

—BEING CONSIDERED

STATUS

☒ OCCUPIED

—UNOCCUPIED

—WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED

—YES: UNRESTRICTED

—NO

PRESENT USE

—AGRICULTURE

—COMMERCIAL

—EDUCATIONAL

—ENTERTAINMENT

—GOVERNMENT

—INDUSTRIAL

—MILITARY

—MUSEUM

—PARK

☒ PRIVATE RESIDENCE

—RELIGIOUS

—SCIENTIFIC

—TRANSPORTATION

—OTHER:

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Records Office Room 601

Liber #:

Folio #:

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE

Maryland 21202

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

— EXCELLENT
 X GOOD
 — FAIR

— DETERIORATED
 — RUINS
 — UNEXPOSED

CHECK ONE

— UNALTERED
 X ALTERED

CHECK ONE

X ORIGINAL SITE
 — MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This row of ten two story, three bay brick houses with shed roofs and bracketed cornices was built as a unit (along with 1039 and 1041 S. Hanover St.) in 1884-1885. All of the houses had been covered with formstone, but it has recently been removed from 1035-1037 S. Hanover.

The houses are two stories in height, 14' wide (except for 1019 which is 13 1/2' wide and 1021 which is 13' wide) and occupy lots 124' deep. Each house is two rooms deep and has a two story high, two bay deep rear addition, followed by a one story high, two bay deep frame addition with a one bay deep second story. 1035-1037 Hanover, which have recently been remodeled by the City of Baltimore, have no rear additions. The houses are constructed in running bond but the facades have been covered with formstone. 1035 and 1037 Hanover have new brick facades. The shed roofs are capped by a continuous wooden cornice (except for 1029 Hanover which no longer has its cornice), consisting of a deeply projecting crown molding decorated with a row of cut-work scallops, set above panels decorated with scroll-sawed motifs and bordered along their lower edge with a row of quarter-round carvings. Four brackets decorated with carved balls per house (end brackets being shared by adjoining houses) support the cornice and at one time connected it to a lower molding strip which is now missing. The lower molding strip has been restored at 1035-1037 Hanover. Each house has a single hooded chimney located along the north side of the front section of the house. Each house also has a hooded rear end chimney located at the east end of the two story rear addition.

Although the original treatment of the door and window lintels and sills has been hidden by the formstone covering, it is apparent that all of the openings had segmentally arched brick lintels with scroll-sawed tympanums. 1035-1037 Hanover now have vertical stretcher lintels and brick header sills. All of the window openings are filled with 1/1 double hung sash. The houses have a mixed array of door types, but all have single light transoms bordered by a row of quarter-round carvings and a row of cut-work scallops. 1019, 1025, 1027, and 1029 Hanover have late Victorian glass and panel doors; 1021 Hanover has a modern, Mediterranean-style paneled door; 1023 Hanover has a Mission-style door; 1031 and 1033 Hanover have panel doors set with upper lights; and 1035 and 1037 Hanover have modern four panel doors with two upper lights. The doors lead to a tiled vestibule with the main entrance to the house beyond. The houses sit on fairly high basements, the entrances being reached by three stone steps each, except at 1021 Hanover where the steps are brick, and 1023 and 1033 Hanover where the steps are wood. Each house has two square basement openings located beneath the first floor windows.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES	1885	BUILDER/ARCHITECT	James F. Morgan
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STATEMENT OF SIGNIFICANCE

See under 1007-1017 S. Hanover St.

This row of houses was built by James F. Morgan, a local house carpenter, who also constructed similar rows at 1001-1021 and 1027-1049 Riverside Ave. and at 402-408 E. Cross St. The houses were sold by Morgan to individual owners for prices ranging from \$1200 to \$1400.¹ Some of the early owners of the houses were: Frederick Schmidt, a cooper who lived at 1021 S. Hanover St.; Charles Bransby, who sold barrels and lived at 1027 S. Hanover St.; Paul Gabriel, a pianomaker who lived at 1029 S. Hanover St.; Max Felka, a salesman who lived at 1033 S. Hanover St.; and John H. Glauber, a confectioner who lived at 1037 S. Hanover St.²

¹Baltimore City Land Records, Liber JB 1143, Folio 102; 1091/357; 1071/442; 1074/426, 421; 1079/351; 1069/206; 1081/477; 1063/344

²Baltimore City Directory, 1886, 1887, 1888

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 14' x 124' each except for 1019 (13'6") and 1021 (13')

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

M.E. Hayward / Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust / Struever Bros. & Eccles5/79

STREET & NUMBER

TELEPHONE

1745 Circle Rd.

CITY OR TOWN

STATE

RuxtonMaryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless completed application form has been received. Use type writer or print clearly in dark ink to complete the application form. If additional space is required to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year.

RECEIVED

PART 1 EVALUATION OF SIGNIFICANCE

1029 South Hanover Street

APR 1984

1. Name of property: 1029 South Hanover Street

Address of property

City Baltimore

County N/A

State Maryland

Name of historic district in which property is located: Federal Hill

MARYLAND HISTORICAL

- Check here if request is for:
- ☒ Certification (structure contributes to significance of the district)
 - ☐ Denial (structure does not contribute to significance of the district)
 - ☐ Easement (easement for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements-use reverse side if necessary)

This is a two story row house. The front has been covered with form stone. The rear is brick and is in poor condition. There is no cornice on the front facade.

3. Statement of Significance:

(use reverse side if necessary)

This is a typical row house of the Baltimore style and it is worthy of restoration.

Date of construction (if known) appx. 1890

☒ Original site ☐ Moved Date of alterations (if known)

4. NAME AND MAILING ADDRESS OF OWNER

Name K & M PARTNERSHIP

Street 7315 Wisconsin Avenue, Suite 400-North

City Bethesda, State MD Zip Code 20314

Telephone Number (during day) Area Code (301) 652-6808

I hereby attest that the information I have provided is to the best of my knowledge correct and that I am owner of the property described above.

Signature Mark S. Goldfarb Date 4-12-84

Official use only: To be completed by the State Historic Preservation Officer.

For office use only

The structure is listed on the National Register of Historic Places. ☐ Yes ☐ No ☐ Does not appear to be listed on the National Register of Historic Places.

The structure is listed on the National Register of Historic Places. ☐ Yes ☐ No ☐ Does not appear to be listed on the National Register of Historic Places.

The structure is listed on the National Register of Historic Places. ☐ Yes ☐ No ☐ Does not appear to be listed on the National Register of Historic Places.

Signature _____ Date _____

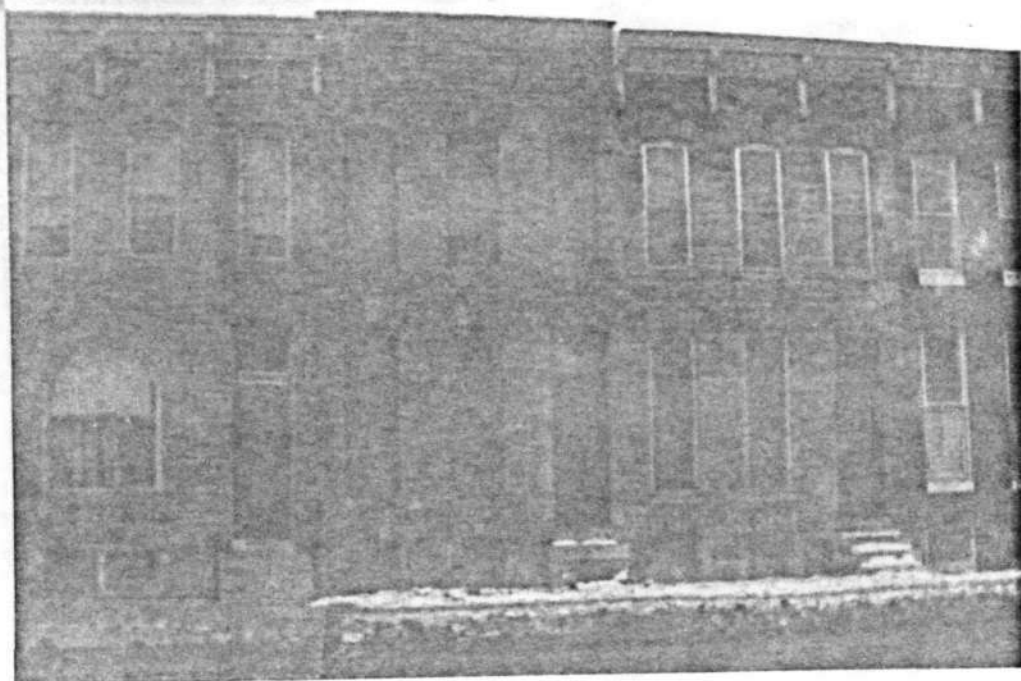
State Historic Preservation Officer



K & M PARTNERSHIP

(301) 652-6808

B-3281



Picture #1



Picture #2

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Washington, D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Easement
B - 3281
RECEIVED
APR 13 1984

Instructions: Applicant should read the instructions carefully before completing application. No certification may be given unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1: EVALUATION OF SIGNIFICANCE

1. Name of property: 1031 South Hanover Street
Address of property: 1031 South Hanover Street
City: Baltimore County: N/A State: Maryland Zip Code: _____
Name of historic district in which property is located: Federal Hill

Check here if request is for:

- ☒ Certification (structure contributes to significance of the district)
☐ Denial (structure does not contribute to significance of the district)
☐ Easement (acquisition for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:

(see instructions for map and photograph requirements—use reverse side if necessary) 1031 South Hanover Street
is a two story row house. The front has been covered with form stone. Rear is covered with brick in poor condition. See pictures 1,2 and 3.

3. Statement of Significance:

(use reverse side if necessary)

The subject property is a typical row house of the type built in Baltimore during the turn of the century and it is worthy of restoration.

Date of construction (if known): appx. 1900 ☒ Original site ☐ Moved Date of alterations (if known): _____

4. NAME AND MAILING ADDRESS OF OWNER

Name: K & M PARTNERSHIP
Street: 7315 Wisconsin Avenue, Suite 400-North
City: Bethesda, State: MD Zip Code: 20814
Telephone Number (including area code): (301) 652-6808

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature: Wm D S. Scholten, Partner Date: 4-12-84

Signature required for all applications for certification or denial.

For office use only

The structure is located within the boundaries of: ☒ a listed historic district and ☐ a contributing structure ☐ does not contribute to the character of the district.

The structure: ☐ appears ☐ does not appear to meet National Register criteria and ☐ will likely ☐ will not be recommended for nomination to the National Register in accordance with the Department of the Interior procedures (36 CFR 60.1).

Structure is located in a district which: ☐ appears ☐ does not appear to meet National Register criteria for evaluation (36 CFR 60.1) and ☐ will likely ☐ will not be nominated to the National Register in accordance with Department of the Interior procedures (36 CFR 60.1) and ☐ appears ☐ does not appear to contribute to the character of said district and ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature: _____ Date: _____
State Historic Preservation Officer



LEE

ST.

CHRIST

LUTHERAN

CHURCH

HILL

ST.

HUGHES

ST.

HENRIETTA

ST.

ST.

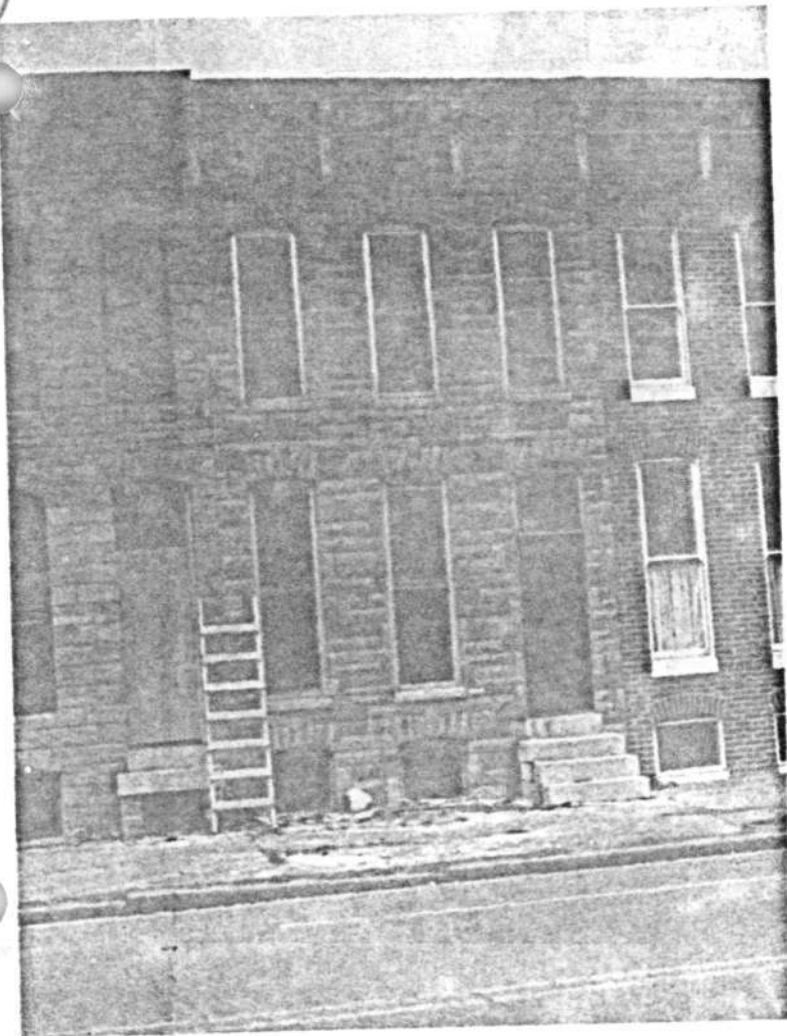
ST.

CHARLES

HANOVER

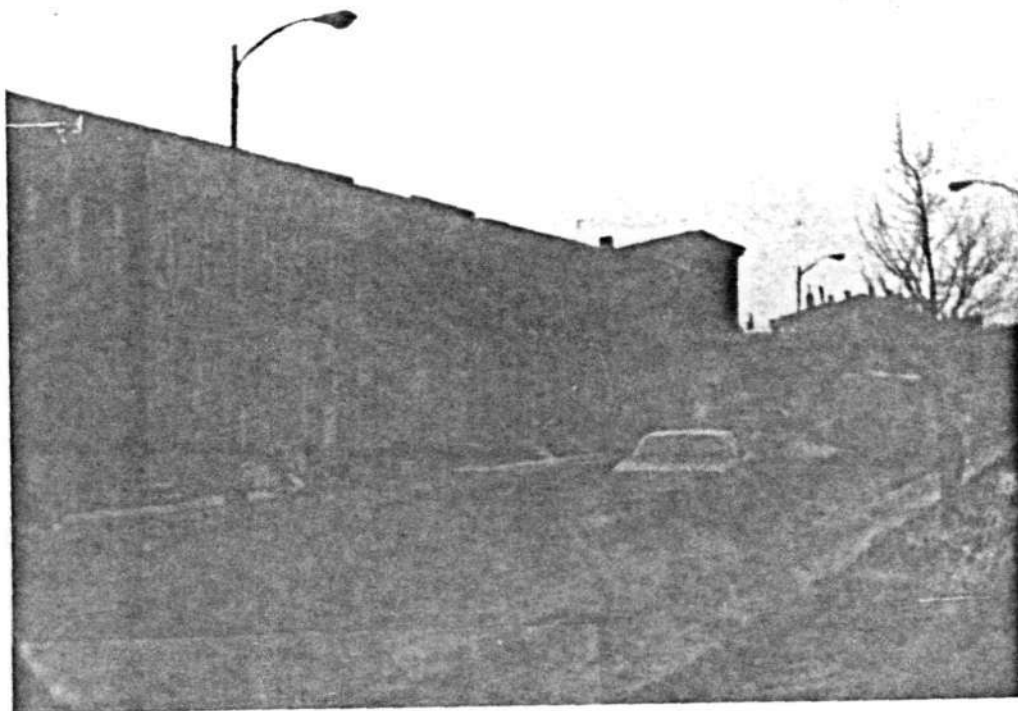
LEADENHALL

AMBURG



Picture #1

Front View



Picture #2

Street View



HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicants should read the instructions carefully before submitting application. No contribution may be made until the application has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 1033 South Hanover Street
Address of property: Street 1033 South Hanover Street
City Baltimore County ----- State MD Zip Code 21230
Name of historic district in which property is located: Federal Hill National Register Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

1033 S. Hanover St. is one of a row of ten houses built as a unit - two story high, three bay wide brick houses with shed roofs and bracketed cornices. The house is two stories high, 14' wide, and occupies a lot 124' deep. It is two rooms deep and has a two story high, two bay deep rear addition, followed by a

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

1033 S. Hanover was built in 1885 along with its nine companions in the row (1019 to 1037) by James F. Morgan, a local house carpenter, who also constructed similar rows at 1001-1021 and 1027-1049 Riverside Ave. and at 402-408 E. Cross St.
(SEE REVERSE)

Date of construction (if known) 1885 ☐ Original site ☐ Moved Date of alterations (if known) _____

4. NAME AND MAILING ADDRESS OF OWNER:

Name Shelter Builders Rehab
Street 10404 Stevenson Road
City Stevenson State MD Zip Code 21153
Telephone Number (during day) Area Code 301-653-0292

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Signature [Signature]

Date 1/21/82

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60) and ☐ appears ☐ does not appear to contribute to the character of the district.

Signature [Signature]

State Historic Preservation Officer

Date 2-2-82

This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and, if subject to depreciation under section 167 of the Internal Revenue Code of 1954:

☐ is hereby certified a historic structure.

☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet.

Signature _____

Keeper of the National Register

Date _____

PART 1 - QUESTION 2. CONTINUED

one story high, two bay deep frame addition with a one bay deep second story.

The house was constructed in running bond; and it shares a common bond with its' neighbors on either side. The shed roof is capped by a continuous wooden cornice, consisting of a deeply projecting crown molding decorated with a row of cut-work scallops, set above panels decorated with scroll-sawed motifs and bordered along their lower edge with a row of quarter-round carvings. Four brackets decorated with carved ball per house (end brackets being shared by adjoining houses) support the cornice.

There is a single hooded chimney located on the north side of the front section of the house, there is also a hooded rear chimney at the east end of the two story rear addition.

The door and window openings (on the front facade) have segmentally arched brick lintels with scroll-sawed tympanums. All windows are one over one double hung sashes. The door is single hung solid wooden paneled with a light transom.

There are three concrete steps up to the door and there are two fairly high basement windows (same lintel and tympanum treatment as described before) under the two first floor front windows.

PART 1 - QUESTION 3. CONTINUED

(1007 to 1017 were built by local carpenters; Conrad Woelk and Henry Pierson.) The houses were sold by Morgan to individual owners for prices ranging from \$1200 to 1400. The first resident of 1033 was Max Felka, a salesman. (Baltimore City Land Records, Liber JB 1143, Folio 102)

The house is a typical example of the late Victorian, Italianate-influence row house built in large numbers in the Federal Hill area for the working class market in the 1880's.

1033 South Hanover Street --- Addendum 2

Front Facade After Restoration Was Completed



UNITED STATES DEPARTMENT OF THE INTERIOR
Washington D.C. 20243



HISTORIC PRESERVATION CERTIFICATION

APPLICATION — PART 1

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at any time during the year, and may be sent separately or with Part 2.

PART 1 EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: 1021 S. Hanover Street
Address of property: Street 1021 S. Hanover Street
City Baltimore County _____ State Md Zip Code 21230
Name of historic district in which property is located: Federal Hill Historic District

2. DESCRIPTION OF PHYSICAL APPEARANCE:

(see instructions for map and photograph requirements—use reverse side if necessary)

This row house facing South Hanover Street is located in the middle of the block between West Hamburg and West Cross Streets. The front of the building is of stone construction and the rear is of red shingles and red bricks. (Photographs B-1, & B-2)

3. STATEMENT OF SIGNIFICANCE:

(use reverse side if necessary)

This row house constructed around 1890 is a part of the historic structure within the Feder Hill Historic District. This is also a part of Soth Baltimore revitalization.

Date of construction (if known): 1880 - 1890 ☐ Original site ☐ Moved Date of alterations (if known): NA

4. NAME AND MAILING ADDRESS OF OWNER:

Name Raju Varghese
Street 3770 Plum Meadow Drive
City Ellicott City, State Md Zip Code 21043
Telephone Number (during day): Area Code (301)461-1661 or (301)528-5107

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above

Signature Raju Varghese Date Sept 25, 1982

A contract for purchase has been signed

For office use only

The structure described above is included within the boundaries of the National Register historic district and ☒ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6). ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60). and ☐ appears ☐ does not appear to contribute to the character of said district.

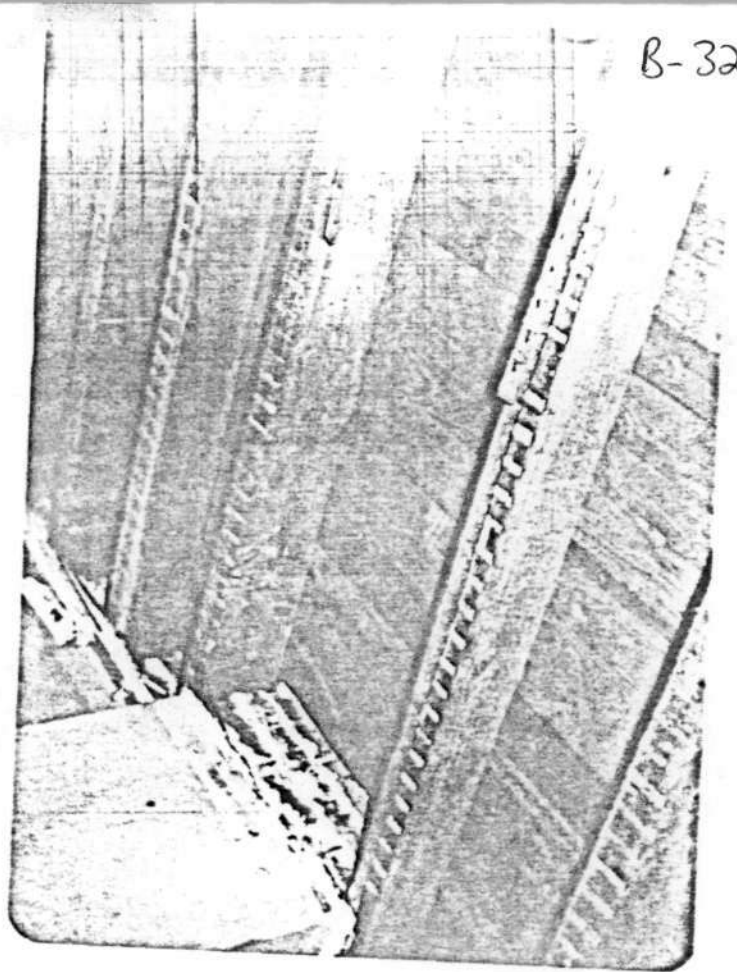
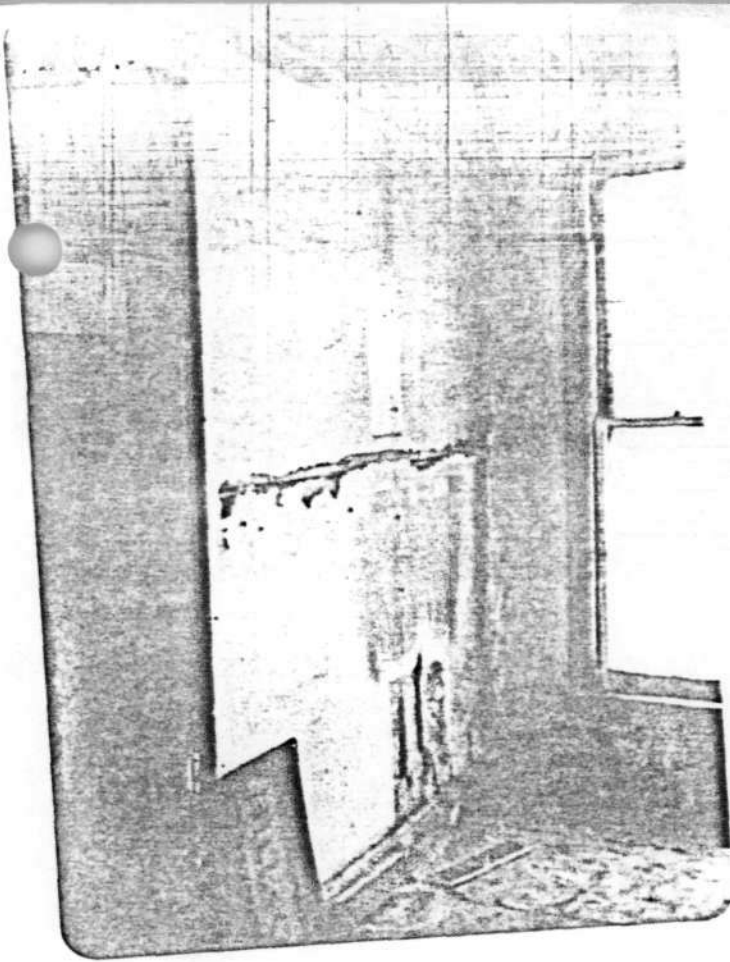
Signature J. Mittle Date 11-8-82
State Historic Preservation Officer

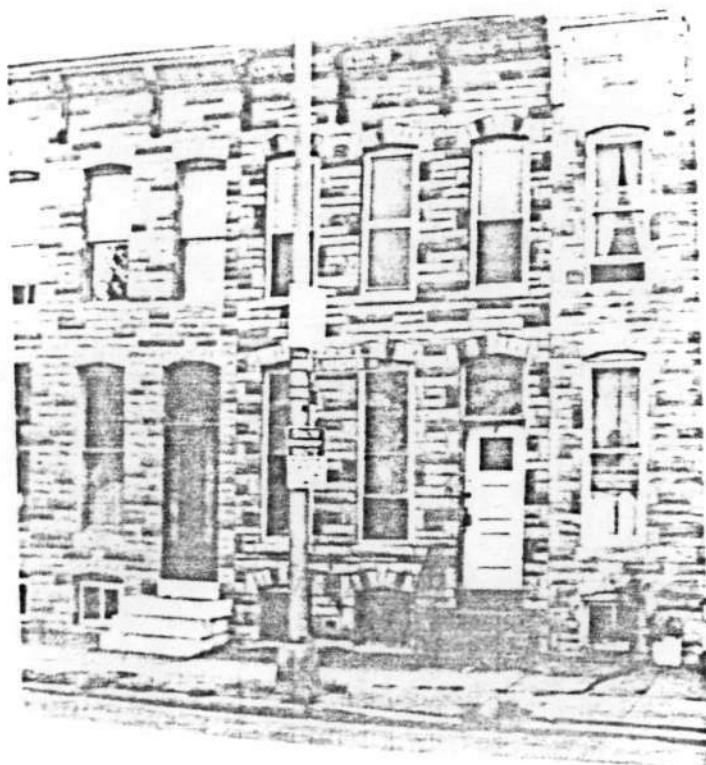
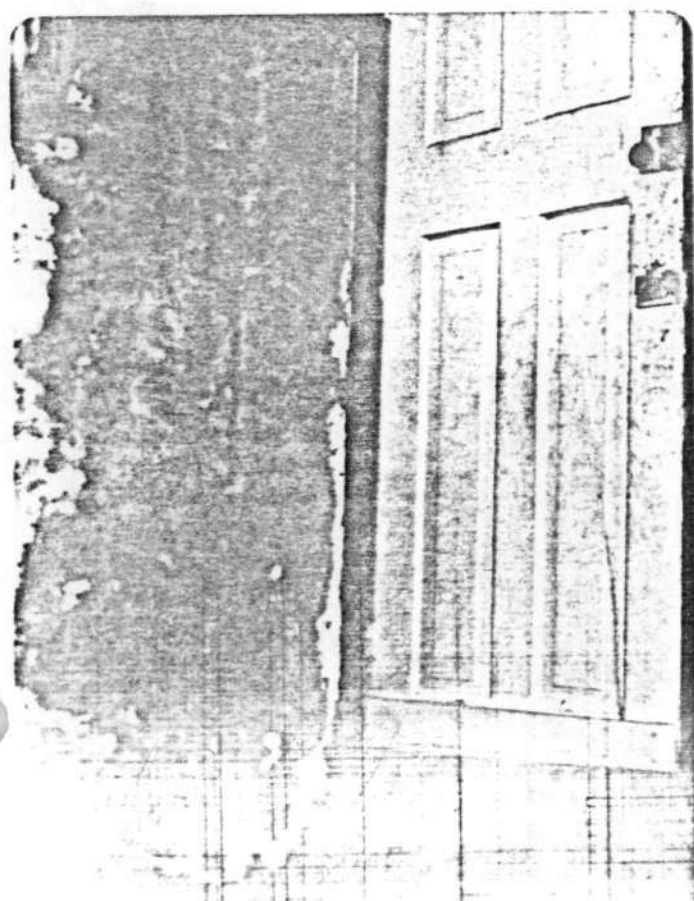
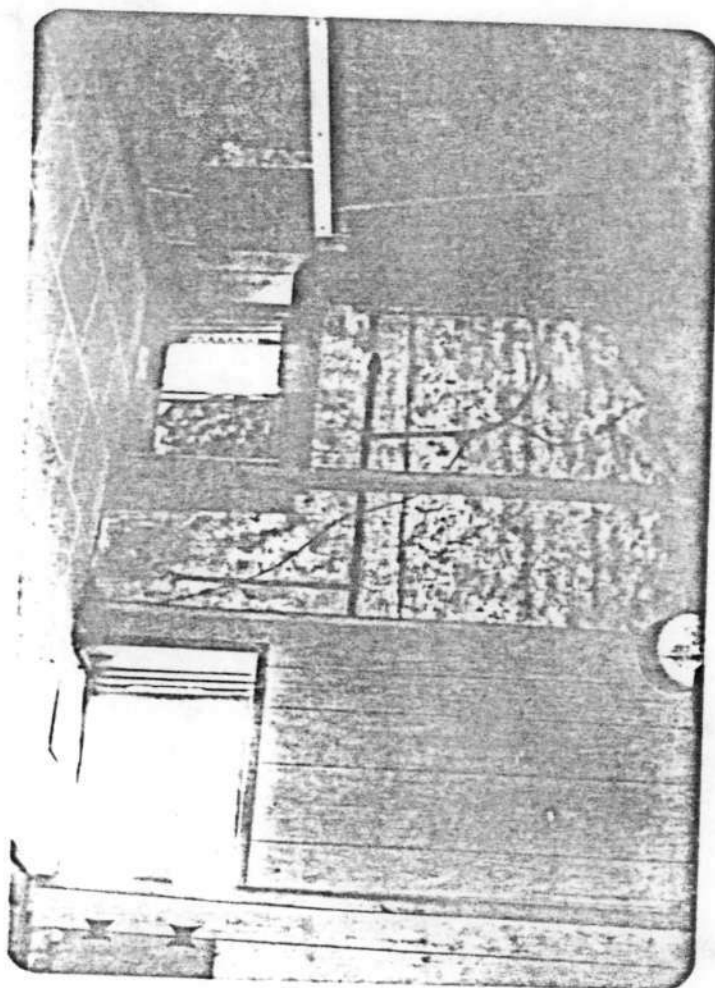
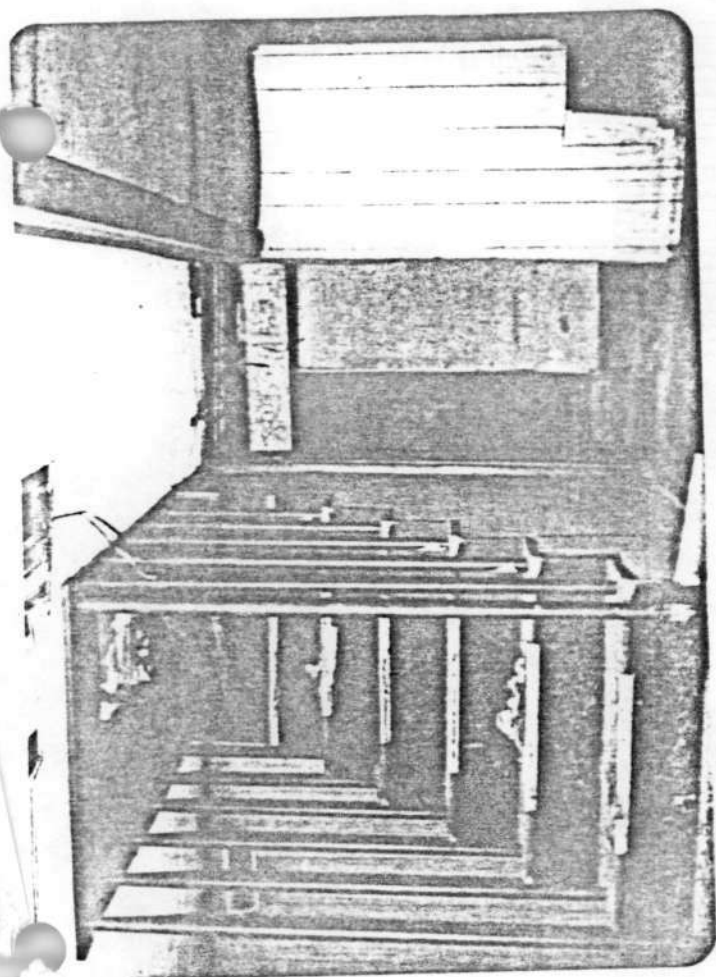
This property has been evaluated according to the criteria and procedures set forth by the Department of the Interior (36 CFR 67) and if subject to depreciation under section 167 of the Internal Revenue Code of 1954.

☐ is hereby certified a historic structure
☐ does not contribute to the character of the historic district and does not merit certification as a historic structure. Reasons given on the attached sheet

Signature _____ Date _____
Keeper of the National Register

B-3281





ST.

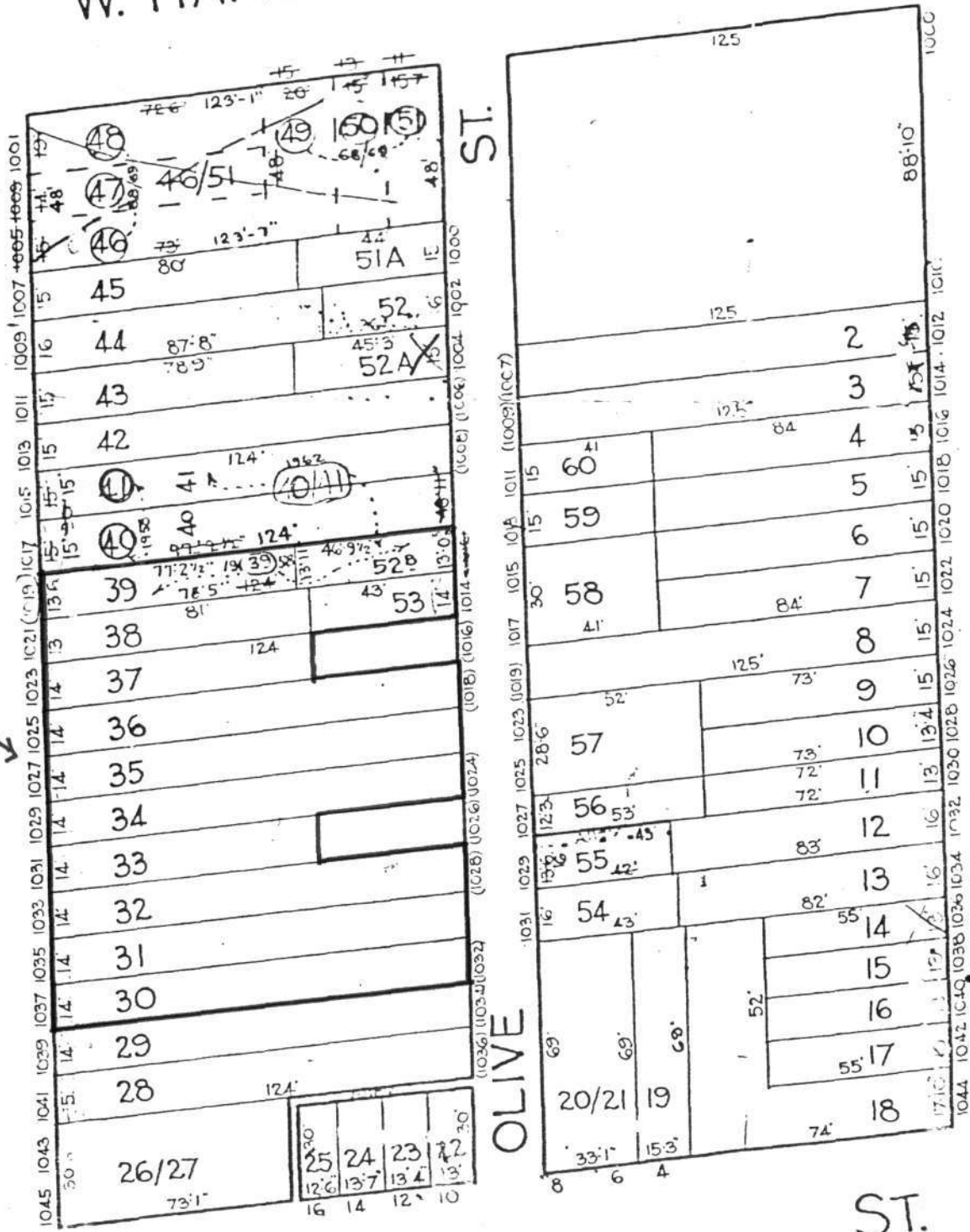
W. HAMBURG

ST.

ST.

S. HANOVER

B-3281



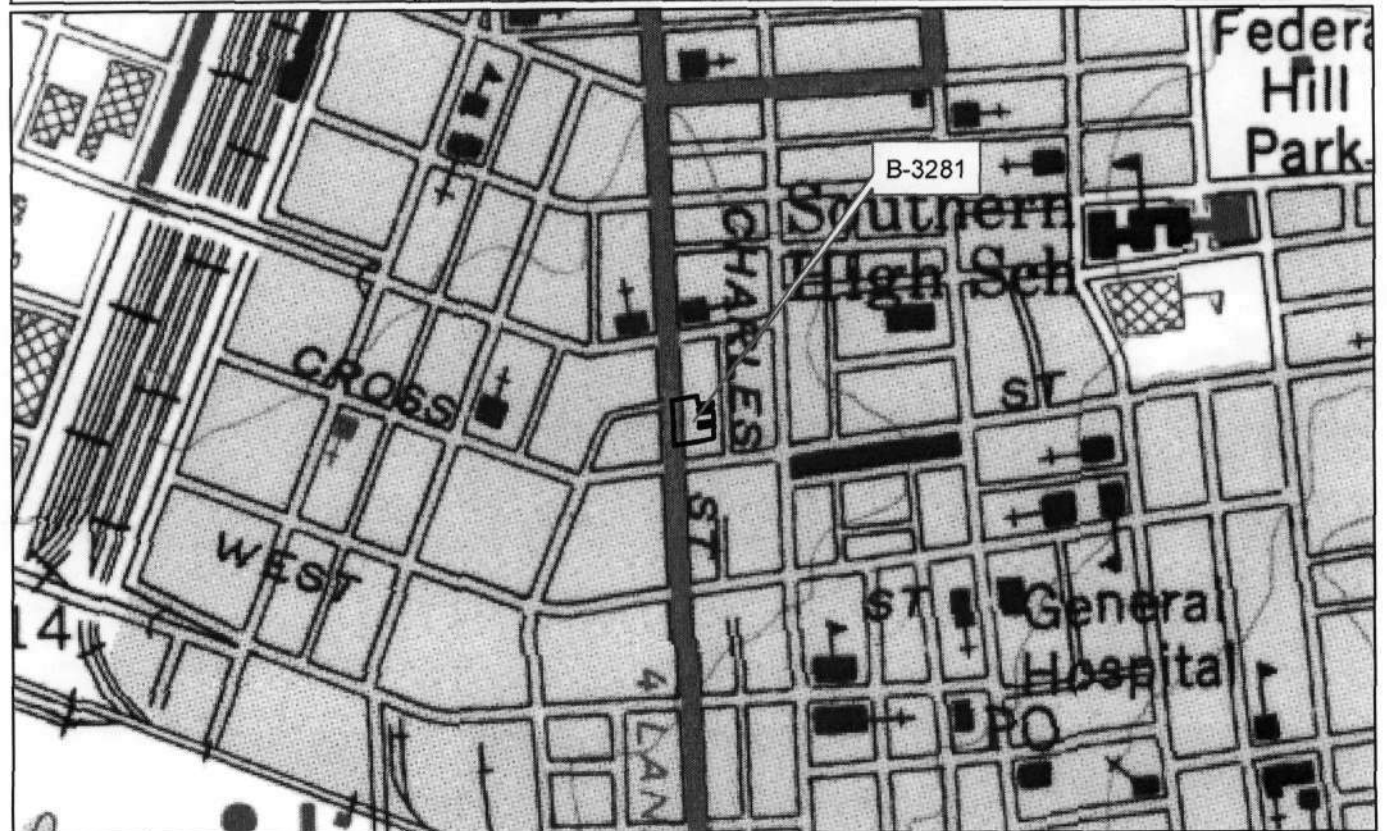
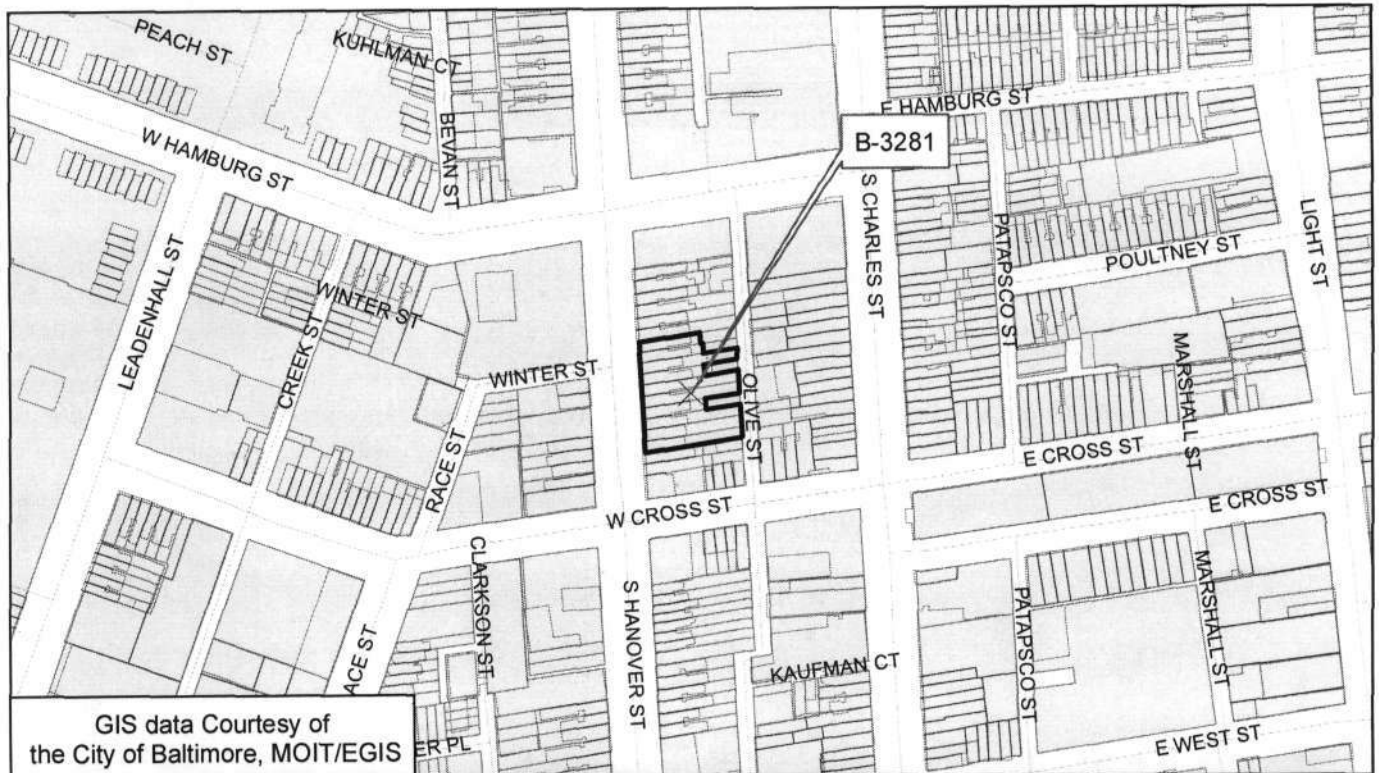
NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 76M OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF
DEPARTMENT OF
BUREAU OF PL
PROPERTY LC

WARD, 23
BLOCK
SCALE 1 IN. = 50 FT.

B-3281
1019-1037 S. Hanover Street
Block 0933 Lots 039-030
Baltimore City
Baltimore East Quad.





B-3281

1023 S. Hanover St.

M.E.H.

5/79

West elevation



B-3281

1019-1037 S. Hanover St.

-M.E.H.

5/79

West elevation